012.0	0004	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	998,500	/	998,500
USE VALUE:	998,500	/	998,500
ASSESSED:	998,500	/	998,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUSIAL PETER M &
Owner 2:	MUSIAL-SIWEK MONIKA
Owner 3:	
Street 1:	15 PRINCETON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAWLEY ELAINE -
Owner 2:	-
Street 1:	PO BOX 400989
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02140

NARRATIVE DESCRIPTION

This parcel contains 9,693 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1963, having primarily Clapboard Exterior and 2147 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9693.000	394,300		604,200	998,500
Total Card	0.223	394,300		604,200	998,500
Total Parcel	0.223	394,300		604,200	998,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.02 | /Parcel: 465.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 012.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	394,300	0	9,693.	604,200	998,500	998,500	Year End Roll	12/18/2019
2019	101	FV	300,200	0	9,693.	781,900	1,082,100	1,082,100	Year End Roll	1/3/2019
2018	101	FV	300,200	0	9,693.	497,600	797,800	797,800	Year End Roll	12/20/2017
2017	101	FV	304,600	0	9,693.	454,900	759,500	759,500	Year End Roll	1/3/2017
2016	101	FV	265,000	0	9,693.	369,600	634,600	634,600	Year End	1/4/2016
2015	101	FV	223,200	0	9,693.	369,600	592,800	592,800	Year End Roll	12/11/2014
2014	101	FV	223,200	0	9,693.	336,900	560,100	560,100	Year End Roll	12/16/2013
2013	101	FV	223,200	0	9,693.	320,600	543,800	543,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1210

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAWLEY ELAINE,	59763-282		8/15/2012		595,000	No	No		
HAWLEY ELAINE	40540-624		8/20/2003	Family	1	No	No		
BRAGDON REGINA	32071-513		11/28/2000		414,350	No	No		
	11513-484		5/28/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2018	74	Heat App	3,000	C				
2/29/2016	197	Addition	180,000		2/29/2016			Construct a 2nd le
11/30/2012	1574	Manual	2,582	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/7/2017	Meas/Inspect	DGM	D Mann
7/7/2016	Meas/Inspect	DGM	D Mann
7/7/2016	Permit Visit	DGM	D Mann
4/11/2013	Info Fm Prmt	MM	Mary M
5/7/2009	Measured	372	PATRIOT
2/26/2001	MLS	MM	Mary M
9/27/1999	Meas/Inspect	264	PATRIOT
3/4/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9693		Sq. Ft.	Site		0	85.	0.73	2									604,170						604,200	

Total AC/HA: 0.22252 | Total SF/SM: 9693 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 604,170 | Spl Credit | Total: 604,200

User Acct

9680

GIS Ref

GIS Ref

Insp Date

03/07/17

!1210!

PRINT

Date	Time
12/10/20	16:52:16

LAST REV

Date	Time
02/05/18	13:29:36

danam

USER DEFINED

Prior Id # 1:	9680
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27799034
Const Adj.:	0.99989998
Adj $ / SQ:	166.122
Other Features:	120500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	484434
Depreciation:	90105
Depreciated Total:	394329

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

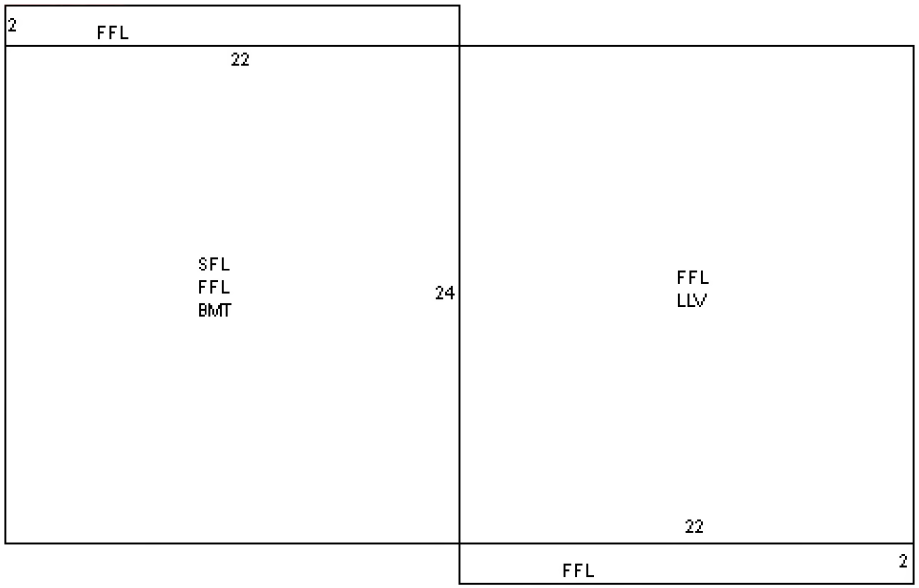
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,144	166.120	190,044
BMT	Basement	528	66.030	34,866
LLV	Lower Level	528	97.180	51,312
SFL	Second Floor	528	166.120	87,712

Net Sketched Area:	2,728		Total:	363,934	
Size Ad	1672	Gross Are	2728	FinArea	2147

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
LLV	100	FLA	40		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.12
Special Features:	0	Val/Su Net:	144.54
Final Total:	394300	Val/Su SzAd	235.83

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	